



**AMENDED AGENDA\*\***  
**SCOTTSDALE DEVELOPMENT REVIEW BOARD**  
**STUDY SESSION**  
**KIVA – CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**July 10, 2003**  
**12:15 P.M.**

**\*\*Item 2 - Bus Shelters - has been added to the study session agenda**

**THE STUDY SESSION IS FOR STAFF & BOARD MEMBERS TO DISCUSS AGENDA ITEMS.**  
**THE PUBLIC IS WELCOME TO ATTEND.**

**CALL TO ORDER**

**DISCUSSION**

**1. 12:15-1:00    REVIEW DRB CASES**

**THE FOLLOWING STUDY SESSION ITEMS MAY BE DISCUSSED AFTER THE REGULAR DRB HEARING:**

1. Sign Ordinance
2. Bus Shelters

**ADMINISTRATIVE REPORT**

**KROY EKBLAW  
KROY EKBLAW/RANDY GRANT  
JAYNA SHEWAK**

**ADJOURNMENT**

**DEVELOPMENT REVIEW BOARD CONSISTS OF:**

Wayne Ecton, Council Member  
Dave Gulino, Commission Member  
E. L. Cortez, Vice Chairman  
Michael D'Andrea, Development Member

Anne Gale, Development Member  
Jeremy Jones, Design Member  
Michael Schmitt, Design Member



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

bf 07/03/2003



**AMENDED AGENDA\*\***  
**SCOTTSDALE DEVELOPMENT REVIEW BOARD**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**JULY 10, 2003**  
**1:00 P.M.**

**\*\*Items 3 & 4 (Lund Cadillac cases) continued to the 8/21/03 DRB Hearing; Civic Center Condos (27-DR-2003) and WestWorld Design Guidelines (41-DR-2003) moved from Regular to Consent Agenda**

**ROLL CALL**

**MINUTES APPROVAL**

1. June 19, 2003 DRB Hearing Minutes

**CONTINUANCES**

- |    |              |                                                                                                                              |                 |
|----|--------------|------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 2. | 89-DR-1999#2 | Monarch Resort<br>Site Plan & Elevations<br>7171 N. Scottsdale Rd.<br>Todd & Associates, Architect/Designer                  | Bill Verschuren |
| 3. | 3-MS-2003    | Lund Cadillac<br>Master Sign Plan<br>SEC Loop 101 & Scottsdale Road<br>Perspective Architecture,<br>Architect/Designer       | Curtis Kozall   |
| 4. | 44-DR-2003   | Lund Cadillac<br>Site Plan & Elevations<br>SEC Loop 101 & Scottsdale Road<br>Perspective Architecture,<br>Architect/Designer | Bill Verschuren |

**CONSENT AGENDA - Any item may be requested to be removed for separate action by the Development Review Board.**

**CONSENT AGENDA**

- |    |              |                                                                                                                        |              |
|----|--------------|------------------------------------------------------------------------------------------------------------------------|--------------|
| 5. | 12-DR-1997#3 | Scottsdale Road Bridge Improvements<br>Scottsdale Road, South of McCormick<br>Parkway<br>City of Scottsdale, Applicant | Jayna Shewak |
|----|--------------|------------------------------------------------------------------------------------------------------------------------|--------------|

## Scottsdale Development Review Board

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|                 |                                                                                                                                                                                                   |                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 6. 14-PP-2003   | Boulders Preliminary Plat<br>Southeast corner of Black Mountain &<br>Hayden Roads<br>Primas & Associates, Engineers                                                                               | Greg Williams   |
| 7. 15-PP-2003   | Whisper Rock Unit 5 Preliminary Plat<br>Dove Valley Rd Alignment, Between the<br>Hayden Rd Alignment & Leaning Rock<br>Rd<br>Tornow Design Associates,<br>Architect/Designer                      | Kira Wauwie     |
| 8. 18-DR-2001#2 | Scottsdale Corporate Center Phase I<br>Site plan & elevations<br>South of the SWC of Pima & Bell Roads<br>Kendall / Heaton Assoc., Inc.,<br>Architect/Designer                                    | Al Ward         |
| 9. 66-DR-2002#2 | Chaparral Water Treatment Plant<br>Colors & Metal Grill Work<br>8111 E McDonald Dr<br>Swaback Partners PLLC,<br>Architect/Designer                                                                | Al Ward         |
| 10. 23-DR-2003  | Clubhouse @ Golf Club Scottsdale<br>Site plan & Elevations<br>Between Dynamite Rd & Dixileta Drive,<br>and between 122nd St. & 126th St.<br>alignments<br>Zehrel & Associates, Architect/Designer | Greg Williams   |
| 11. 27-DR-2003  | Civic Center Office Condos<br>Site Plan & Elevations<br>3193 N Drinkwater Blvd<br>Archicon Designers Developers,<br>Architect/Designer                                                            | Bill Verschuren |
| 12. 31-DR-2003  | Ironwood Courtyard<br>Site plan & Elevations<br>E Ironwood Square Dr/N 96th St (NW)<br>DFD CornoyerHedrick,<br>Architect/Designer                                                                 | Bill Verschuren |
| 13. 38-DR-2003  | DBL at First Scottsdale<br>Site plan & Elevations<br>16742 N 94th St<br>DFD CornoyerHedrick,<br>Architect/Designer                                                                                | Al Ward         |

## Scottsdale Development Review Board

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- |                 |                                                                                                                                                              |                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 14. 41-DR-2003  | WestWorld Design Guidelines<br>WestWorld Master Plan Update<br>16601 N Pima Rd<br>City of Scottsdale, Applicant                                              | Suzanne Colver |
| 15. 42-DR-2003  | Scottsdale Association Of Realtors<br>Site Plan & Elevations<br>4221 N Scottsdale Rd<br>Bollinger & Cardenas Architects,<br>Applicant                        | Kira Wauwie    |
| 16. 43-DR-2003  | 96th Street Improvements<br>Improvements on 96th Street from Shea<br>Blvd. to Redfield Rd.<br>96th St From Shea To Redfield<br>City of Scottsdale, Applicant | Kira Wauwie    |
| 17. 8-PP-2002#2 | Terassina<br>Preliminary Plat Revision<br>NEC of 132nd St. & Via Linda<br>Deacetis Francis Custom Homes Inc,<br>Applicant                                    | Kira Wauwie    |

### **REGULAR AGENDA**

- |                    |                                                                                                                                                  |               |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 18. 231-DR-1996#12 | James Hotel Scottsdale<br>Site Plan & Elevations<br>7353 E Indian School Rd<br>DLR Group, Architect/Designer                                     | Greg Williams |
| 19. 40-DR-2003     | Chaparral Park Expansion<br>Site Plan & Elevations<br>8111 & 8112 E McDonald Dr (NEC & SEC<br>McDonald & Hayden<br>City of Scottsdale, Applicant | Al Ward       |

### **ADJOURNMENT**

#### **DEVELOPMENT REVIEW BOARD CONSISTS OF:**

Wayne Ecton, Council Member  
David Gulino, Planning Commission Member  
E.L. Cortez, Vice Chairman  
Michael D'Andrea, Development Member

Anne Gale, Development Member  
Jeremy Jones, Design Member  
Michael Schmitt, Design Member



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**TO:** DEVELOPMENT REVIEW BOARD      **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 12-DR-1997#3  
**REQUEST:** Approve elevations for Scottsdale Road Bridge improvements  
**PROJECT NAME:** Scottsdale Road Bridge Improvements  
**LOCATION:** Scottsdale Road, South of McCormick Parkway

**DEVELOPER/OWNER:** City of Scottsdale / Capital Projects Management  
**ARCHITECT/DESIGNER:** Larson Associates Architects/ Jim Larson  
**APPLICANT/COORDINATOR:** City of Scottsdale/Dan Walsh

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** The McCormick Ranch Property Owners' Association has reviewed this project. Residents of the Cheney Estates neighborhood to the west have also been contacted and have been involved on numerous occasions during the planning of the Scottsdale Road widening project. At the time this report was drafted, no public comment had been received.

**LOCATION & ZONING:** The project is located on Scottsdale Road south of McCormick Parkway.

**HISTORY:** The design of the bridge received approval in March of 2001. Refinements were presented to the Board in the fall of 2002, and were subsequently staff approved.

**DISCUSSION:** Overall, the proposed arch form of the bridge is more reflective of the traditional Spanish architectural styles in McCormick Ranch, whereas the previous approval was more contemporary. The following is a summary of the main design features, and how they differ from the original approval:

- **Bridge structure to be a series of 6 Con-arches.**
  - o *Previous approval - continuous span bridge with supporting columns*
- **Face of the bridge to receive a sandblasted finish.**
  - o *Previous approval - smooth concrete*
- **Color palette to be rich desert tones: light gold/sand for the main body on the bridge; maroon, rust and greys on columns and accent railings.**
  - o *Previous approval - dark green colors on the railing and trellis*
- **Light poles and decorative white 'sails' on the deck of the bridge to define the bridge edges and associated sidewalks, and also the entry to the bridge. The sail form relates to the adjacent lake on McCormick Ranch.**
  - o *Previous approval - overhead trellis over the sidewalk on both sides*

- **Festoon lighting between the pole mounted lighting.**
  - o *Previous approval – pedestrian lighting in the trellis*
- **Landscaping will be provided in the center median; xeriscape palette as approved in previous case.**

**RELATED CASES:** 12-DR-1997 and 12-DR-1997#2

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Jayna Shewak  
Project Coordination Manager  
480-312-7059

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Site and Landscape Plan
- #6-Perspective and Elevations
- #7-Bridge Sections
- #8-Previous approval FOR REFERENCE ONLY
- A-Stipulations
- B-Ordinance Requirements

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 10, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT**                      **Boulders Preliminary Plat**

**REQUEST**                      Request to approve preliminary plat for seven residential lots with amended development standards on an 9-acre parcel  
**14-PP-2003**

**Key Items for Consideration:**

- Conformance to approved zoning
- Infrastructure improvements and sewer line extensions by the developer
- Boulder outcroppings and dense vegetation will be preserved

**OWNER**                         Justin Lurie

**APPLICANT CONTACT**     Mirage Investments  
C/O Barry Markham  
3533 N. 70<sup>th</sup> Street, Suite 103  
Scottsdale, Arizona 85251  
602-577-3521

**LOCATION**                      Southeast corner of Black Mountain & Hayden Roads

**BACKGROUND**                **Zoning.**  
The site is zoned R1-43 ESL zoning district allows for single family-residential on lots of 43,00 square feet or more.

**Context.**

This subdivision is located on the southeast corner of Hayden Road and Black Mountain Road alignments. The surrounding property is zoned residential district (R1-43 ESL) north, east, and south of the site, and single family residential planned community development (R1-18 PCD ESL) to the west of the site.

**APPLICANT'S**                      **Goal/Purpose of Request.**

**PROPOSAL**

This proposal is for a preliminary plat approval for 7 residential lots on an approximate 9.81 gross acre site. The site is zoned R1-43 ESL (Residential) district with proposed lot sizes that range from 0.99 to 1.24 acres. Access to the site will be from Hayden Road through a gated private drive. The lots will have legal access from the internal private drive ending in a cul de sac.

**Key Issues.**

- Access to this site will be from Hayden Road only; access will be restricted along the north property boundary (Black Mountain Road), and the eastern property boundary (81<sup>st</sup> Street) full property frontage.
- Construction of water and sewer line connections.
- The new Trails Master Plan has no trail requirements adjacent to this property.
- Applicant has applied to abandon the south 15 feet of the south 40 feet of Black Mountain Road, and the west 20 feet of the west 40 feet of 81<sup>st</sup> Street. The abandonment has been approved at the Planning Commission.
- **A total of 3.2 acres of NAOS is required and provided.**

**IMPACT ANALYSIS****Traffic.**

The proposed residential development fronts two local collector streets: Hayden Road and Black Mountain Road. Access will be provided on Hayden Road to avoid a major Rock Outcropping and heavily vegetated areas along 81<sup>st</sup> Street. A 25-foot half-street right of way dedication is required on each. There is an abandonment application in process. 6-AB-2003. The applicants are required to construct one half of Black Mountain Road from Hayden to 81<sup>st</sup> Street, and 81<sup>st</sup> Street full property frontage. No adverse traffic implications are anticipated.

**Water/Sewer.**

Construction of an 8-inch sewer line along Black Mountain Road full property frontage, and residential water and sewer connections will be provided with this application.

**Police/Fire.**

The proposal has been reviewed by Rural Metro and meets the specifications and requirements.

**Schools.**

Cave Creek Unified School District has been notified of this application and has indicated the District has no objection to this proposal.

**Open space/Scenic Corridors.**

The area contains a slope range of 0% to 25% with the average slope of 2% to 5%. A total of 3.2 acres of NAOS is required and provided by the applicant. The NAOS will be provided along the perimeter of the property. A portion of the NAOS will be provided within a Tract along the property perimeter and the majority will be dedicated on each lot. There is a boulder outcropping along the east side of the property along 81<sup>st</sup> Street that will be included within the NAOS for preservation.

**Community Involvement.**

The applicant held a public open house on May 22, 2003 regarding the plat and the associate abandonment. Sixteen residents attended the meeting.



Comments related to this proposal recommended that access be off of Black Mountain Road or 81<sup>st</sup> Street rather than Hayden Road. Two property owners suggested that staff require half street improvements, including the paving of 81<sup>st</sup> Street.

Property owners noted that areas along 81<sup>st</sup> Street that contained rock outcroppings and heavily vegetated areas should be included within the NAOS.

**Other Boards and Commissions.**

Request for abandonment 6-AB-2003, approved through Planning Commission on June 10, 2003.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Greg Williams  
Senior Planner  
480-312-4205  
E-mail: [gwilliams@ScottsdaleAZ.gov](mailto:gwilliams@ScottsdaleAZ.gov)

**APPROVED BY**

---

Greg Williams  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Context Photos
5. Preliminary Plat/Site Plan
6. Context Aerial with Site Plan
7. Landscape Plan
8. Elevations/Planting
9. Hardscape/Details
- A. Stipulations
- B. Ordinance Requirements

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 10, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

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**SUBJECT**

**Whisper Rock Unit 5 Preliminary Plat**

**REQUEST**

Request to approve a 13-lot residential subdivision with amended development standards on a 40.5+/- acre parcel.

**15-PP-2003**

**Key Items for Consideration:**

- Site is located in the Whisper Rock Master Planned Community.
- Site is Unit 5; master planned for single-family residential lots and golf course areas.
- Propose 13 lots with one street and golf easement across southern portion of lots.
- The amended development standards are consistent with previously approved subdivisions within the master planned development.

**OWNER**

Grayhawk Development  
480-998-2661

**APPLICANT CONTACT**

Roger Tornow  
Tornow Design Associates  
480-07-5090

**LOCATION**

Dove Valley Rd Alignment, Between the Hayden Rd Alignment & Leaning Rock Rd

**BACKGROUND**

**Zoning.**

This site is zoned Single-family Residential District Environmentally Sensitive Lands (R1-130 ESL). The residential district allows single-family lots, religious uses, and schools.

**Context.**

This subdivision is located within the Whisper Rock community and south of the Dove Valley Road alignment. The property to the south, west, and east of the site is zoned Single-family Residential District Environmentally Sensitive Lands (R1-130 ESL) and Single-family Residential District Environmentally Sensitive Lands Planned Community Development (R1-130 ESL PCD), and is planned for golf and single-family residential development. The property located north across Dove Valley Road consists of unimproved land and individual single-family residential properties; all zoned Single-family Residential District Environmentally Sensitive Lands (R1-43 ESL).

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

This is a request to approve a 13-lot single-family residential subdivision. The applicant proposes to subdivide the property into 13 lots with an average lot area of 110,000 square feet. The south portions of the lots will be platted with a golf course easement, allowing for golf course aprons and activity areas on individual lots.

This master planned community was approved under the 1991 Environmentally Sensitive Lands Ordinance; therefore the provisions for amended development standards are reviewed under the 1991 ordinance language. The amended development standards are to allow 110,000 square foot lots (130,000 square feet currently required) which is a 16% reduction; lot widths of 150 feet (200 feet currently required) which is a 25% reduction, and flag lots (not allowed). These requests meet the ordinance requirements for Administrative approval of the amended development standards because under the 1991 ordinance, up to 30% amendment of development standards were allowed administratively.

The amended development standards will allow for preservation of open space and natural features existing on the site. Development envelopes will be established with approximately 30,000 square feet of potentially disturbed area per lot, leaving approximately 80,000 square feet of open space per lot with some of that open space devoted to golf activity areas and some of it devoted to Natural Area Open Space.

**Development Information.**

- Existing Use = Unimproved
- Parcel Size = 40.5 acres
- Number of lots = 13
- Proposed density = 0.32 lots per acre
- Open Space = 11.89 acres required for Unit 5, to be provided on individual lots as each lot is developed with residences and golf purposes.

**IMPACT ANALYSIS**

**Traffic.**

This is a subdivision of 13 lots, a part of the Whisper Rock planned community. Whisper Rock has been developing pursuant to a master circulation plan. That plan has been amended to include this additional area of development and it shows adequate street capacity for this, and future development, to be served by the extension of Leaning Rock Road. This section of Leaning Rock Road is expected to carry 280 vehicles per day at build out of the Whisper Rock development. The local and area street system has the capacity for this additional development.

**Water/Sewer.**

There is an existing master water and sewer plan for this development. Water and sewer lines will be extended from existing lines to provide service for these lots. There are no water or sewer capacity issues.

**Schools.**

The Cave Creek Unified School District has been notified of this application. The proposed 13 lots are not anticipated to significantly impact the school capacity or services.

**Open space.**

Open space will be provided on this site north of the access street and south of Dove Valley Road, and within the lots outside of the golf areas and building construction development envelopes.

**Community Involvement.**

The applicant has continually involved the local neighbors and neighborhood organizations to inform them of development within the Whisper Rock boundaries. For Unit 5, the applicant documented 3 contacts with nearby property owners. The contacts have generally asked about the development proposal and indicated a desire for maintaining as much open space as possible.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Kira Wauwie AICP  
Project Coordination Manager  
480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

**APPROVED BY**

---

Kira Wauwie, AICP  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Context Map
4. Zoning Map
5. Preliminary Plat
6. Sections
7. Building Envelope Exhibit
- A. Stipulations
- B. Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 18-DR-2001#2  
**REQUEST:** Approve site plan & elevations for a 3-story office building  
**PROJECT NAME:** Scottsdale Corporate Center Phase I  
**LOCATION:** South of the SWC or Pima & Bell Roads

**DEVELOPER/OWNER:** Hines  
**ARCHITECT/DESIGNER:** Kendall / Heaton Assoc., Inc.  
**ENGINEER:** Paul-Koehler Consulting  
**APPLICANT/COORDINATOR:** Hines Interests Limited Partnership/Chris Anderson  
2375 E Camelback Rd Ste 790  
Phoenix, AZ 85016  
(602) 385-6917

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The project is situated within the 55-65 DNL noise contour levels of the Scottsdale Airport situated SW. of the site. A stipulation has been added to provide for increased building insulation to reduce outside to inside noise levels as well as inclusion of necessary aviation easements.

**PUBLIC COMMENTS:** No public comment has been received on this case.

**REQUEST:** Re-approval of site plan and elevations for a 102,549-sq. ft., three story office building plus parking structure.

**LOCATION & ZONING:** The site is located east of the McDowell Mountain Marriott Hotel, and south of the southwest corner of Pima and Bell Roads, and is zoned C-O (Commercial Office) district where offices are permitted uses.

**CHARACTERISTICS:** The site is level, south sloping land adjacent golf course.

**HISTORY:** The case was originally approved by the DRB on May 17, 2001, but has subsequently expired.

**DISCUSSION:** The request is for re-approval of the previously approved office project located on a 5.16 ac. site, which is the first of three phases for the larger 13.01 ac. area that will contain two additional, future office buildings with a total square footage of 307,647-sq. ft. plus parking structure. Parking for this initial phase of development contains 400 spaces (342 spaces required) including 280 within the proposed parking structure and 120 surface spaces. The centrally located, 3 level parking structure is designed to be expanded with each development phase and ultimately contain 840 spaces. Open space for the phase is provided along the west side of the parking

structure and south of the building with 66,364 sq. ft. provided and 63,578 sq. ft. required. The applicant has worked with the City WestWorld Coordinator and TPC representatives to assure associated golf course issues are addressed.

The 42 ft. high building is based on building height as defined in the Zoning Ordinance, (52 to top of mechanical screening) contains a modern office appearance with 2 tone yellow-brown colored EIFS finished walls, uniform height parapet roof and brown, dry-stacked stone wainscot. Green tint windows are generally recessed 12-18" from EIFS finished vertical columns and 5-18" from horizontal bands that form the face of the building. Third floor windows are more continuous in nature with minimal separation by columns and are generally recessed 6". The 25 ft. tall parking structure contains EIFS finished solid walls along the west side and open face EIFS walls on remaining sides and is finished to match the building.

The landscape palette contains a combination of xeriscape desert plants along exterior and lush landscaping styles at interior areas of the site. Peripheral areas include Chilean Mesquite, Palo Brea and Sweet Acacia trees.

**KEY ISSUES:** The case was previously approved by the DRB but has subsequently expired. The current application and associated stipulations are identical to the originally approved case.

**RELATED CASES:**

- Case 4-BA-01 gave BOA approval for a side yard variance from 50 to 20 ft. for the site on 4/04/01.
- Case 18-DR-01 gave DRB approval to this case on May 17, 2001, which has expired.

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Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Master Site Plan
- #6-Phase 1 Site Plan
- #7-Phasing Plan
- #8-Conceptual Landscape Master Plan
- #9-Phase 1 Conceptual Landscape Plan
- #10-Elevations
- #11-Sections
- #12-Perspectives
- #13-Floor Plans/Floor Plan Worksheet
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 66-DR-2002#2  
**REQUEST:** Approve revised building colors and metal sculptural details for the Chaparral Water Treatment Plant  
**PROJECT NAME:** Chaparral Water Treatment Plant  
**LOCATION:** 8111 E McDonald Dr

**DEVELOPER/OWNER:** City of Scottsdale  
**ARCHITECT/DESIGNER:** Swaback Partners P L L C  
**ENGINEER:** Black & Veatch  
**APPLICANT/COORDINATOR:** City of Scottsdale CPM/Bill Peifer  
7447 E. Indian School Rd  
Scottsdale, AZ 85251  
(480) 312-7869

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** Council has approved a Municipal Use Master Site Plan for this site.

**PUBLIC COMMENTS:** No public comment has been received on this application.

**REQUEST:** Approval of revised building colors and exterior decorative steel feature for City Water Treatment Plant.

**LOCATION & ZONING:** Southeast Corner of McDonald Drive and Hayden Rd. The site is zoned C-O Commercial Office, C-2 Central Business and O-S Open Space District. Access to the site is from the existing traffic signal at MacDonald Dr. and 82nd St.

**CHARACTERISTICS:** The 9.2-acre site is located on adjacent to the Indian Bend Wash and is mainly level land situated above the floodplain.

**HISTORY:** This is the location of the former mini-golf, golf clubhouse and driving range. The water treatment plant was recently approved by the DRB with the stipulation that revised colors and the exterior decorative steel feature return for subsequent approval.

**BACKGROUND:** The DRB approved the site plan and elevations for the Chaparral Water Treatment plant on Jan 9, 2003. The building has dimensions of about 450 feet long, 300 feet wide and 24 ft. to 27 ft. high. The main mass of the structure utilizes gabion walls, landscape planters and stylized cor-ten metal sculptural wall features along the north, east and west sides to help reduce the appearance of building mass and wall length. At the previous meeting, the DRB had concerns about the proposed cor-ten metal sculptural wall feature and asked that this detail be returned for further consideration along with building colors, and the rest of the plan was approved.



Minutes from the meeting indicated the DRB's concern was that the metal sculptural wall used "industrial looking frames" that are "tacked on" to that building. Concerns were also raised that the frames provide a security problem because people might climb it like a ladder and climbing the structure could be dangerous. The DR Board also felt the building colors should be modified. The proposed dark wall color could have the effect of making the building appear closer to the road and the applicant was requested to consider lighter colors that might help resolve this situation.

**DISCUSSION:** The metal panels have now been modified to address these concerns. Multi-tiered, curved gabion wall planters have been stepped up between 2-6 feet adjacent to the building, creating terraces. The metal panels have also been revised to better engage the back walls of the building and landscape planters. The screen panel shapes have been revised from trapezoid to rectangular. Metal panel walls are lower than the building height to reduce the possibility of climbing onto the building.

The 71,000 sq. ft. water treatment plant contains heavy textured CMU and EIFS finished walls, varied height parapet roof and two-tone tan and dark brown exterior finish. The revised wall color is a mid tone brown accentuating the split faced CMU block.

**KEY ISSUES:** The building uses gabion walls, landscape planters and stylized cor-ten metal sculptural wall features are provided along the north, east and west sides of this part of the building to help reduce the mass and wall length of portions of the building.

**RELATED CASES:**

- Case 2-MP-2002 gave Municipal Use Master Site Plan approval to the Water Treatment Plant site June 4, 2002.
- Case 66-DR-2002 gave DRB approval to the Water Treatment Plant on Jan 9, 2003, with the stipulation that the exterior metal feature return for further consideration.

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Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**      #1-Project Narrative  
                              #2-Context Aerial  
                              #3-Context Aerial with Site Plan  
                              #4-Zoning Map  
                              #5-Metal Sculptural Details  
                              #6-Building Elevations  
                              A-Stipulations

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 23-DR-2003  
**REQUEST:** Approve site plan & elevations for clubhouse buildings  
**PROJECT NAME:** Clubhouse @ Golf Club Scottsdale  
**LOCATION:** Between Dynamite Road & Dixilete Drive, and between 122nd Street & 126th Street alignments

**DEVELOPER/OWNER:** Granite Ridge Golf  
**ARCHITECT/DESIGNER:** Zehreli & Associates  
**ENGINEER:** Kimley Horn & Associates Inc  
**APPLICANT/COORDINATOR:** Land Development Services/Tom Rief  
4413 N. Saddlebag Trail, Suite 5  
Scottsdale, AZ 85251  
480-946-5020

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** There have been no comments from the public regarding this case.

**REQUEST:** To approve the site plans, elevations, and building height for the clubhouse at Golf Club Scottsdale

**LOCATION & ZONING:** The site is zoned R1-130 ESLO single family. The site is located within the southeastern area of the golf course east of the 122<sup>nd</sup> Street alignment and west of the base at the Fraesfield

**CHARACTERISTICS:** The golf course is currently under construction and the site for the clubhouse was previously approved with the grading and drainage plans. The clubhouse is located in a shallow landform basin along the western foothills of the Fraesfield Mountain at an elevation that limits its visibility from adjacent properties and roadways.

**DISCUSSION:** The proposal includes three one-story buildings arranged around a walled courtyard, and a parking lot along the eastern portion of the site. The clubhouse is situated on the site with the west elevations as the primary elevation. The northern and eastern elevations are blocked by landforms, and the southern elevation is partially blocked by landforms from public view. The site is accessed from Dynamite road north along the 122<sup>nd</sup> Street alignment around the southern property boundary to the clubhouse parking lot.

The applicant is proposing "Spanish Haciendas" style architecture with buildings massed around an internal. The elevations will have a character of aged materials such as adobe, recycled brick, recycled wood beam, post, rafters, lintels, doors, wood windows with

shutters, and oversized mission roof tiles. Each building will be a little distinct from each other so that it may appear that they were added over time.

**KEY ISSUES:** The tower element is 37 feet high and is permitted as per Article VII, Section 7.101 Scottsdale Revised Code.

**RELATED CASES:** 32-ZN-82; Rezoning from County to R1-190 HD, 113-Z-84; Rezoning R1-43 to R1-70, R1-130 and R1-190, 18-LS-95 lot split into 3 parcels SEC 124<sup>th</sup> street and Dale Lane, 55-UP-97 Use permit for Golf Club Scottsdale, 2-MP-98 Master Plan, 2-MP-98 #2 Master Environmental Design Concept Plan. The master plan 2-MP-98 was approved by the DRB prior to the revised ESLO ordinance approved in January 2001, and is therefore reviewed under the original ESLO ordinance which has an allowance for tower heights over thirty feet.

---

Greg Williams  
Senior Project Coordinator  
480-312-4205

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Conceptual Site Plan
- #6-Conceptual Clubhouse Site Plan
- #7-Elevations
- #8-Colors & Materials
- #9-Perspective
- #10-Model Photo
- #11-Sections
- #12-Floor Plan: Men's Grille & Locker Rooms
- #13-Floor Plan: Pro Shop & La Casa First Floor Plan
- #14-Basement Floor Plan
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 27-DR-2003  
**REQUEST:** Approve site plan & elevations for a 2-story office condominium project  
**PROJECT NAME:** Civic Center Office Condos  
**LOCATION:** 3193 N Drinkwater Blvd

**DEVELOPER/OWNER:** Juvenile Diabetes Research Foundation  
**ARCHITECT/DESIGNER:** Archicon Designers Developers  
**ENGINEER:** Brooks Hersey & Associates  
**APPLICANT/COORDINATOR:** Archicon Designers Developers/Vince Dalke  
3707 N 7th St Ste 200  
Phoenix, AZ 85014  
602-222-4266

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has received one call from the neighboring hotel regarding general questions and development standards for the zoning district. There have been no other comments from the public at the time of drafting this report.

**REQUEST:** The applicant seeks approval of site plan, landscape plan, and elevations for a new office condominium building.

**LOCATION & ZONING:** The vacant parcel is located approximately 350 feet east of the corner where Scottsdale Road, Earl Drive, and Drinkwater Boulevard converge. The parcel sits on the south side of Drinkwater Boulevard, specifically 3193 Drinkwater Boulevard, between the two existing hotels. The property is zoned Highway Commercial (C-3) as well as the properties surrounding the site.

**CHARACTERISTICS:** The relatively flat parcel is currently vacant and contains a minimal amount of vegetation on the south side.

**DISCUSSION:** The request is for an approximate 10,000 sq. ft. two-story office condominium building in Downtown Scottsdale. Access to the site comes from a common drive shared with the hotel located to the east of the property. The building is placed at the rear of the property, in accordance with the Conditions, Covenants, and Restrictions, with the parking located between the building and the street. A pedestrian connection, shaded by trees, has been made from the front door of the building to the existing sidewalk found along Drinkwater Boulevard. The zoning ordinance parking requirements have been fulfilled. Carports have been proposed along the east side of the building, Staff has stipulated that the design and color match the office building.

The applicant has proposed a variety of materials and colors on the elevations to help break up the façade of the building. The rooflines have been broken up with a combination of flat parapet roofs and hip roofs composed of slate (Tiger Eye). The building is composed of stucco walls accented with cultured stone on the tower elements and stacked bond CMU block at the base of ground floor windows. A variety of tans and browns have been selected for the building. The main body will be painted tan (Desert Gray), the upper portion of the building a light tan (Palm Beige), and the base of the building a tan/light brown (Brittle Bush). Two shades of brown (Ryans Eye and Mud Pie) have been used as architectural accents and on the trim. All doors and windows are recessed throughout the building and framed with dark bronze aluminum. The applicant has selected a non-reflective bronze window glazing to match the colors of the building.

The applicant proposes to save and relocate the existing trees found on the south side of the parcel. The row of existing trees found on the western property line will be preserved and used for shade along the new sidewalk to the street. Desert Museum trees, Palo Verde trees, and a variety of shrubs and ground cover, will be added to match the existing vegetation in the area.

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- #8-Floor Plans
- #9-Wall Details
- A-Stipulations & Ordinance Requirements
- B-Submittal Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 31-DR-2003  
**REQUEST:** Approve site plan & elevations for two 2-story office buildings  
**PROJECT NAME:** Ironwood Courtyard  
**LOCATION:** E IRONWOOD SQUARE DR / N 96TH ST (NW Corner)

**DEVELOPER/OWNER:** Ironwood Square Investors LLC  
**ARCHITECT/DESIGNER:** DFD CornoyerHedrick  
**ENGINEER:** P K Kland  
**APPLICANT/COORDINATOR:** Shea Commercial/Jonathon Vento  
8940 E Raintree Dr., Suite 200  
Scottsdale, AZ 85260  
480-451-9077

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** The applicant has notified all property owners within 300 ft. of the site, including the Scottsdale Ranch Community Association. On June 3, the applicant held a meeting with the residents within the Scottsdale Ranch Community Association to review the project. The main issue discussed at the meeting involved the view of the new building from the homes along 96<sup>th</sup> Street. The applicant has proposed to plant an additional seven 48-inch box trees (Chilean Mesquite) along the east side of the building to help screen the view of the building. It was also explained that the building was set back 100 ft. from the eastern property line in accordance with the Ironwood Square Design Guidelines. There were a couple of residents that would like to see that setback increased further. Other than calls from the residents within the Scottsdale Ranch Community and its Association, Staff has not received any other comments from the public regarding this case at the time of drafting this report.

**REQUEST:** The applicant seeks approval of site plan, landscape plan, and elevations for two office buildings. The applicant will build the project in two phases. The first building, along 96<sup>th</sup> Street, the first year and the second building in year two or three.

**LOCATION & ZONING:** The site is located south of Shea Boulevard, at the northwest corner of 96<sup>th</sup> Street and Ironwood Square Drive. The property is zoned Commercial Office/Conditional district (C-O/C).

**CHARACTERISTICS:** The vacant site is generally flat with a minimal amount of vegetation. Surrounding developments includes the Scottsdale Ranch Community to the east, the office campus of PCS to the north, and vacant Commercial Office/Conditional zoned land to the south and west.

**HISTORY:** The property was rezoned to Commercial Office-Conditional, C-O(C), in 1980 with case 47-ZN-80. On November 21, 2002, the Development Review Board approved a preliminary plat and the Ironwood Square Design Guidelines/Streetscape Design for the commercial subdivision (cases 25-PP-2002 and 58-DR-2002).

**DISCUSSION:** The applicant proposes to build two 2-story office buildings on four parcels totaling approximately 6-acres located in the Ironwood Square Commercial Subdivision. Staff has stipulated a lot tie or re-plat prior to final plans submittal. Access points to the site come off of Ironwood Square Drive and are consistent with the plat. A sidewalk has also been provided along Ironwood Square Drive, consistent with the plat. Both buildings have been placed in the center of the site, separated from each other, with the parking surrounding the buildings. Pedestrian connections have been made between the two buildings and to Ironwood Square Drive sidewalks as well as the corner of 96<sup>th</sup> Street.

The applicant proposes 329 parking spaces, however the project only requires 292 parking spaces to meet the zoning ordinance requirements. Parking canopies have been proposed along the north property line and between the two buildings. The covered parking has been stipulated to be compatible with the office buildings in the use of colors, textures, and detailing.

The two office buildings will be identical in architectural form, materials, and height, however, their color schemes will vary. Their maximum height of 30 ft., lower than the allowed 36 ft. in the Commercial Office district, is in conformance with the prior zoning case stipulations and approved design guidelines for the commercial subdivision. The building massing has been broken up horizontally and vertically through the use of columns, stepped back corners, metal accents, and trellises. The main entrances, located on the east and west elevations, are framed with two sandstone wing walls. One wing wall can be found on the other two elevations to help tie the building together. Windows, recessed within the structure, consist of "Ice Crystal on Azurite" and are framed with clear anodized aluminum frames.

The applicant has proposed to use a variety of tan/brown earth tone colors on both buildings. The base of the buildings will consist of a darker tan/brown (Copper Nail and the other Falling Leaf) and the upper portion of the building a tan (Washed Suede and the other Desert Tumbleweed). The building wing walls will consist of a red tinted sandstone (Rosa) and the other building a tan tinted sandstone (Buckskin). The remaining accents including columns, frames, and metal features will have the same colors on both buildings.

The landscaping within the 40 ft. landscape setback along 96<sup>th</sup> Street and within the 20 ft. landscape easement along Ironwood Square Drive will be approved and installed with the Ironwood Square Commercial Subdivision streetscape permit. The proposed palette consists of native trees and shrubs including Desert Ironwood, Chilean Mesquite, Sisso, and Blue Palo Verde. A variety of shrubs and groundcovers have also been provided.

**RELATED CASES:** 47-ZN-80, 25-PP-2002, and 58-DR-2002

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #2A-Close-Up Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- #8-First Floor Plans
- #9-Second Floor Plans
- #10-Perspective
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** 7/10/2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 38-DR-2003  
**REQUEST:** Approve site plan & elevations for a 2-story office/warehouse facility  
**PROJECT NAME:** DBL at First Scottsdale  
**LOCATION:** 16742 N 94th St

**DEVELOPER/OWNER:** First Industrial  
**ARCHITECT/DESIGNER:** DFD CornoyerHedrick  
**ENGINEER:** Hunter Engineering  
**APPLICANT/COORDINATOR:** Dfd Architecture/Mike Edwards  
2425 E Camelback Rd Ste 400  
Phoenix, AZ 85016  
602-381-4848

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The Airport Director has reviewed and conditionally approved this case.

**PUBLIC COMMENTS:** The applicant contacted adjacent property owners within 350 ft. of the site. The applicant or staff has received no adverse public comment on this case.

**REQUEST:** Approval of an office warehouse project on a 9.67 ac. site.

**LOCATION & ZONING:** The site is located south of the southwest corner of Bahia Dr. and 94<sup>th</sup> St. in Horseman's Park-west and is zoned I-1 PCD (Industrial Park) Dist.

**CHARACTERISTICS:** The site is undeveloped, gently south sloping and situated adjacent to the north side of the Old Verde Canal. The power line corridor is located northeast of the site.

**HISTORY:** An office warehouse was previously approved for the site by the DRB in 2001 on the larger 14-ac. site but was never developed. The McDowell Mountain Business Park MEDCP prepared for this area specifies development is to preserve mature vegetation and provide open space wherever possible along the Verde Canal.

**DISCUSSION:** The request is for a 2 building, 144,020 sq. ft. office warehouse project. Two subsequent phases of development will occur on the property in the future along the north side of the site. The proposed 2-story office building is located along the east side of the site and contains 41,920 sq. ft., while the single story warehouse is located toward the west and contains 102,100 sq. ft. Access to the site is provided from 2 locations onto 94<sup>th</sup> St. along the east side of the site with the northeastern driveway being shared with the future phases to the north. A second north-south driveway along the west side of the site

connects to Bahia Dr. through the future phases to the north and also provides access to future development to the west and areas south of the Old Verde Canal. Parking is provided along the east, north and west sides of the site with 426 spaces provided and 268 spaces required. Open space is provided along the 94<sup>th</sup> St. frontage, along the Old Verde Canal and the northeastern boundary of the site with 81,800 sq. ft. required and 72,800 sq. ft. provided. A deficiency of about 9,000 sq. ft. will be made up in later phases of development on the larger site. Overall building volume will also be combined and calculated with other phases. Loading docks and roll-up doors are located along the south side of the building. Ten ft. base planting is provided. FAR. is 0.34.

The buildings contain a contemporary southwest office/warehouse style with EIFS walls and smooth and split faced CMU columns. The walls contain 3-tone tan, brown and reddish-brown finish with muted green parapet roof cap and accent details. The office has a height of 34 ft. and the warehouse is 34-36 ft. tall with mechanical screening over portions of the roof to about 40 ft. Blue/gray tint glazing is provided on the east, west and north side of the office and primarily along the north side of the warehouse. Raised glass areas are provided at the entryways to the building. Muted green, flat and arched metal canopies are provided at entryways and over some window areas on each of the buildings. Vertical accent details above columns on most sides of the building give the appearance of columns and help to break up the walls. An internal walkway connects the 2 buildings and an outdoor patio exists between the buildings. Pedestrian walkways connect the site to the street, future phases and to the Old Verde Canal.

The landscape palette contains Cascalote, Ironwood, Palo Verde, Palo Brea, Texas Ebony, and Mesquite trees plus Mormon Tea, Texas Sage, Dalea, Chuparosa and other shrubs and ground cover. No turf is proposed. A multi-use trail is shown along the Canal.

**KEY ISSUES:** The applicant has used building details and color pattern to break up the long walls of the building. The building is positioned with loading docks and roll-up doors located along the south side of the site, near the Old Verde Canal. The Canal also contains a multi-use trail and maintains existing mature and new, enhanced vegetation.

**RELATED CASES:**

- Case 25-ZN-99 rezoned the area from R1-35 (Residential) to I-1 (Industrial Park).
- Case 48-DR-2001 gave DRB approval for an office warehouse project on the larger 14 ac. site in 2001, but was not developed.
- Case 51-DR-2002 approved the Atronics office warehouse, southwest of this site.

---

Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Conceptual Landscape Plan
- #7-Elevations
- #8-Master Circulation Plan
- #9-Open Space – Volume Ratio Analysis
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 41-DR-2003  
**REQUEST:** Approve WestWorld Design Guidelines  
**PROJECT NAME:** WestWorld Design Guidelines  
**LOCATION:** 16601 N Pima Rd

**DEVELOPER/OWNER:**  
**ARCHITECT/DESIGNER:** N/A  
**ENGINEER:** N/A  
**APPLICANT/COORDINATOR:** City of Scottsdale/Annett Grove  
7447 E Indian School  
Scottsdale, AZ 85251  
22563

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has received several requests for additional information regarding this project.

**REQUEST:** To approve Design Guidelines for future development of WestWorld.

**LOCATION & ZONING:** WestWorld is located at 16601 North Pima Road, northeast of the Central Arizona Project canal and Pima Road. The WestWorld property is zoned Western Theme Park (WP) and WP Environmental Sensitive Lands (ESL).

**CHARACTERISTICS:** The WestWorld site is located on Federal Bureau of Reclamation land, which functions as a flood containment facility to protect the Central Arizona Project (CAP) canal. Just north of WestWorld is the "Old Verde Canal", a former flood-control dike, which now provides a trail and wildlife corridor extending several miles to the east. A high voltage power line corridor traverses the northeast portion of the property. A number of natural washes enter the eastern portion of the site from the north.

**HISTORY:** The City Council authorized the architectural and engineering services contract with BRW, Inc., now known as URS, in March of 2002 for the preparation of the updated WestWorld Development Plan and Design Guidelines. The Council approved the updated Development Plan on March 4, 2003 (20-ZN-1995 #2).

**DISCUSSION:** The Design Guidelines provide architectural treatment guidelines for development of facilities within WestWorld. Design criteria within the Guidelines address architectural style, building materials, promenade design and site furniture (benches, trash receptacles, light fixtures, tables, chairs and tree grates), landscape themes, and signage. The Guidelines include conceptual floor plans and elevations of the Wendell Arena,

Equidome, and Arenas 3 and 4, as well as floor plans and elevations of a new multi-purpose building, new barns and other ancillary buildings. The WestWorld pedestrian and trails plan, which was approved by Council, is included in the Guidelines with the addition of secondary pedestrian connections from parking lots to the venue buildings.

**RELATED CASES:** 20-ZN-1995#2

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Suzanne Colver  
Senior Planner  
480-312-7087

**ATTACHMENTS:** #1-Project Narrative  
#2-Context Aerial  
#2A-Aerial Close-Up  
#3-Zoning Map  
#4-Context Photos  
#5-WestWorld Design Guidelines (under separate cover)  
A-Stipulations

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 42-DR-2003  
**REQUEST:** Approve site plan & elevations for commercial buildings  
**PROJECT NAME:** Scottsdale Association Of Realtors  
**LOCATION:** 4221 N Scottsdale Rd

**DEVELOPER/OWNER:** Scottsdale Association of Realtors and Dean Gregory  
**ARCHITECT/DESIGNER:** BOLLINGER & CARDENAS ARCHITECTS  
**APPLICANT/COORDINATOR:** SCOTTSDALE ASSOCIATION OF REALTORS

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**REQUEST:** Propose to rehabilitate existing office building and upgrade façade of adjacent building.

**LOCATION & ZONING:** South of 4<sup>th</sup> Avenue, North of 3<sup>rd</sup> Avenue, and on the east side of Scottsdale Road.

**DISCUSSION:** This proposal will allow for the updating of the face of two existing buildings and allow for the addition of a reception room in the center courtyard area of the south building.

This rehabilitation proposes to make the existing buildings more contemporary in appearance. The proposed design is close to the appearance of the recently rehabilitated Technology Center and Oasis/Renaissance (north of the northeast corner of Camelback and Scottsdale Road) buildings.

Tan and brown colors dominate the facades. Split face brick veneer forms a base, which is interrupted by masses of brown EFIS. A new arch frames and accents the entry to the south building's courtyard. A tall canopy over the arch will need to have an encroachment approval as it extends over the sidewalk.

The battered walls appear to extend into adjacent property and will either require an easement from that adjacent property or construction as a vertical wall.

The Downtown area has been incrementally improved with electrical service in tree wells whenever possible. A stipulation has been included to require the installation of electrical outlets in the tree wells in front of these buildings.

---

Kira Wauwie AICP  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:** #1-Project Narrative

#2-Context Aerial  
#2A-Aerial Close-Up  
#3-Zoning Map  
#4-Context Photos  
#5-Site Plan  
#6-Elevations  
#7-Floor Plan  
A-Stipulations  
B-Ordinance Requirements



**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 43-DR-2003  
**REQUEST:** Approve site plan & elevations for improvements on 96<sup>th</sup> Street from  
Shea Boulevard to Redfield Road  
**PROJECT NAME:** 96th Street Improvements  
**LOCATION:** 96th St From Shea To Redfield

**DEVELOPER/OWNER:** City of Scottsdale  
**APPLICANT/COORDINATOR:** City of Scottsdale/Marek Ubanek  
7447 E Indian School  
Scottsdale, AZ 85251  
480-3112-2563

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**REQUEST:** Improvements for 96<sup>th</sup> Street.

**DISCUSSION:**

This is a City project to construct 2 driving lanes and a center turning lane and in some locations 2 driving lanes, center median landscaping where the turning lane does not exist, left and right turn lanes, traffic calming circles, roadside landscaping, a multi-use path, drainage improvements along the 96<sup>th</sup> Street right-of-way extending from Shea Boulevard to Redfield Road.

The Capital Project Management has held 4 neighborhood meetings and various property owner meetings to discuss the proposed improvements. No outstanding issues have been identified. The construction is expected to start in the winter of 2003.

---

Kira Wauwie AICP  
Project Coordination Manager  
480-312-7000

**ATTACHMENTS:** #1-Project Narrative  
#2-Context Aerial  
#3-Zoning Map  
#4-Context Photos (under separate cover)  
#5-Streetscapes/Landscaping Plan  
#6-Cactus Acres Streetscape: Preferred Alternate A  
A-Stipulations  
B-Ordinance Requirements

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 10, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** Preliminary plat.

**REQUEST** Request to approve revised preliminary plat approved by the Development Review Board July 11, 2002 in case 8-PP-2002. The request will reduce the number of lots from 17 residential lots to 15 residential lots with amended development standards on a 15.92+/- acre parcel.

**8-PP-2002#2**

**Key Items for Consideration:**

- Construction of 17 single-family homes
- Construction of roads, water lines, and sewer lines.

**OWNER** Dina A. DeAcetis-Francis Trustees  
480-451-8890

**APPLICANT CONTACT** Dan Francis  
Deacetis Francis Custom Homes Inc  
480-451-8890

**LOCATION** Northeast corner of 132<sup>nd</sup> Street and Via Linda.

**BACKGROUND** **Zoning.**  
The site is zoned for residential development with single-family residential district – 18,000 square feet per lot (R1-18) and Environmentally Sensitive Land (ESL).

**Context.**  
This subdivision is located north of the Mayo Clinic Campus and west of unimproved land. To the north and west is single-family residential development.

**APPLICANT'S PROPOSAL** **Goal/Purpose of Request.**  
The goal is to develop the property with a single family residential subdivision.

**IMPACT ANALYSIS** **Amended Development Standards.**  
The previous approved preliminary plat did not propose amended development standards.

This proposal is to amend development standards to allow 27-foot wide front yard setback where 35-foot front setbacks are required. This request meets the Zoning Ordinance criteria for Development Review Board Public Hearing process. This is justified because of the reduction of 2 lots in the subdivision;

reduction in road length and associated paving; and the proposed design is adjusted to allow the future buildings to fit into the natural grade.

**Open space.**

The preliminary plat proposes 5.20 acres of Natural Area Open Space on-lot and in tracts. This site is part of an overall Master Planned Community, named The Mirage of Scottsdale, and the NAOS for this development is being tracked for the entire project area. As of the writing of this report, the overall master NAOS requirement is being provided.

**Traffic.**

Access is through a gated entrance to 132<sup>nd</sup> Street. The internal streets will be private streets. 132<sup>nd</sup> Street will be improved to a full street right-of-way with sidewalk on the east side of the street.

**Water/Sewer.**

Water and sewer lines will be installed throughout this subdivision with service lines extended from 132<sup>nd</sup> Street.

**Police/Fire.**

Rural/Metro Fire Department has reviewed this plat and will conform to the minimum requirements for fire apparatus access.

**Schools.**

This site is located in the Anasazi Elementary, Mountainside Middle, and Desert Mountain High School attendance boundaries. The proposed reduction from 17 to 15 residential lots is not expected to have a significant impact on enrollments at these schools according to the Scottsdale Unified School District.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)** Kira Wauwie AICP  
Project Coordination Manager  
480-312-7061  
E-mail: [kwauwie@ScottsdaleAZ.gov](mailto:kwauwie@ScottsdaleAZ.gov)

**APPROVED BY**

---

Kira Wauwie, AICP  
Report Author

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Context Photos
5. Preliminary Plat
6. Setback Table
- A. Stipulations
- B. Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 231-DR-1996#12  
**REQUEST:** Approve site plan & elevations for renovation of public spaces and an addition of restaurant patio area  
**PROJECT NAME:** James Hotel Scottsdale  
**LOCATION:** 7353 E Indian School Rd

**DEVELOPER/OWNER:** Br Guest Hotels  
**ARCHITECT/DESIGNER:** DLR Group  
**ENGINEER:** Griffin Engineering  
**APPLICANT/COORDINATOR:** PDSI/Ralph Engelberger  
1888 Emery St., Suite 300  
Atlanta, Ga 30318  
404-869-9300

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Applicant has notified their adjacent property owners. There have been no comments from the public at the time of drafting this report.

**REQUEST:** The request is for site plan and elevations of the encroachment into the Civic Center Mall, building exterior modifications and colors, and entry features.

**LOCATION & ZONING:** The site is located on a 6.26-acre lot on the southwest corner of Indian School Road and Drinkwater Boulevard. The site is zoned Central Business District C-2.

**CHARACTERISTICS:**

The site developed with two 2-story, one 3-story, an executive building with suites and offices, and a Main building with lobby and conference center and restaurant.

**DISCUSSION:**

This project was introduced to the DRB via study session on June 5, 2003. A major portion of the renovation is occurring within the hotel buildings or within the hotel boundary, and out of the public view. At the study session staff requested and the DRB agreed that the items below might be approved through the staff approval process:

- Landscape improvements and modification
- Fitness building, Cabanas, internal walls, and Beach Pool
- Additional Office Space by building out the main lobby
- Enclosed breezeways and Shade Structures to ground level rooms
- Exterior Lighting improvements

The items being evaluated for DRB are:

1. The patio extension into the Civic Center Mall was approved by the City Council on July 1, 2003. The extension will include the construction of a new meandering integral color concrete wall with a sandblast finish. There will be barrier planting between the proposed and existing walls to prevent pedestrian passage with maintenance the responsibility of the James Hotel.
2. The main body of the buildings will be painted Navaho and Sail White. The buildings and walls will be accented with; Semolina (yellow), Bronze Tone (orange), Cherokee (blue/red mix), Roseate (dark red), Raspberry Glaze (red), Wild Orchid (purple), Spring Purple, and Twilight Blue.
3. The Entry Features and Monuments are located on Drinkwater Boulevard and Buckboard Trail. The primary entry will be Buckboard Trail. The applicant has proposed a gate at the Drinkwater entrance, because it doesn't meet the City of Scottsdale standards for turn around staff has stippled that its location and design return for staff approval. The gate proposed will be of a welded tub steel material with a rusted finish. The gate will align with the extended exterior wall. Landscaping at the entries will exist of desert plant material.

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Greg Williams  
Senior Project Coordinator  
480-312-4205

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Architectural Site Plan
- #5-Patio Plan
- #6-South Patio Details
- #7-Entry Feature Details
- #8-Elevations
- #9-Context Photos (as enclosure)
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 40-DR-2003  
**REQUEST:** Approve site plan & elevations for expansion of park facilities  
**PROJECT NAME:** Chaparral Park Expansion  
**LOCATION:** 8111 & 8112 E McDonald Dr (NEC & SEC McDonald & Hayden Rd.)

**DEVELOPER/OWNER:** City of Scottsdale  
**ARCHITECT/DESIGNER:** Swaback Partners Architecture  
TenEyck Landscape Architects  
**ENGINEER:** Black and Veatch Engineers  
**APPLICANT/COORDINATOR:** City of Scottsdale/Bill Peifer  
7447 E Indian School Rd  
Scottsdale, AZ 85251  
480-312-7869

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Five public open house meetings were held during the use permit case. Many of the comments relating to site design, sports field lighting, landscaping, dog activity area, community access, parking and views have been incorporated into the current site plan. No public objection has been received to date on this case.

**REQUEST:** To develop a 20+/-acre extension of Chaparral Park including 2 new lighted sports fields, modified dog activity area, xeriscape garden, irrigation lake and parking lot.

**LOCATION & ZONING:** The site is located north and south of McDonald Dr., east of Hayden Road and is zoned OS-Open Space District.

**CHARACTERISTICS:** The site is located in the Indian Bend Wash and contains the dog activity area.

**HISTORY:** The site was the former location of a golf driving range and mini-golf course, and small lake area. A municipal use master site plan has been approved for the area.

**DISCUSSION:** The Chaparral Park Expansion contains two fields are located at the south side, adjacent to the existing lighted sports fields in Chaparral Park. The fields contain fourteen (14), 70 to 80-foot-tall light poles with high quality, shielded light fixtures conforming to Community Services Department sport field lighting standards. The fields are about 150-feet away and 6 to 8 feet lower than the adjacent residential neighborhood to the east. Field light levels will be about 30 to 50-foot candles while off fields light levels will be reduced to under 0.3-foot candles at the east property line and at the edge of Hayden Road. Sport field lighting will use timers, normally set to turn off at 10:30 PM. And contain dark pole and fixture colors. A 12 ft. tall restroom building

located near the sports fields contains Ashler pattern, textured block walls with natural stone filled gabion feature wall, tensile strength shade canopy and cor-ten detailing.

The existing dog activity area will be relocated to the northwest corner of the site, and enlarged to 4.2 acres from its current 3-acre size. However, the proposed management of the facility will allow one of three designated areas as closed to re-establish turf and plant materials. The dog activity site contains turf area and will be lighted for evening use. Large and small dog or active and passive dog areas will be separated by 6 ft. tall steel vertical wire architectural fencing. Each off-leash area contains paved dog drinking and wash off facility and 12 ft. tall-stylized rebar spine kiosk. A covered seating area and restrooms are provided along the northeast eastern side of the site. A parking area and drop off zone for the dog activity area is provided at the north side of the main parking lot. Curved, landscaped, 3 tiered terraced cast in place retaining walls and rock gabion baskets are situated along the east side of the of the dog activity area and extend southward past the east side of the sports fields to the south side of the site.

The 4.7-acre irrigation lake area is located north of McDonald Drive is connected with the rest of the park by an existing pedestrian and bicycle underpass beneath McDonald Drive adjacent to Hayden Road. The irrigation lake area contains paths that surrounding the reconfigured 1-acre pond on the site. This site will be landscaped with trees and turf areas and used for passive recreational use and as an open space amenity area. Vehicle access to the park is from two locations along Hayden Road on the west side of the site to a new 203-space parking lot, which also connects to the existing Chaparral Park parking lot to the south. A 300 sq. ft. 12 ft. tall maintenance facility will be constructed at the south end of the site contains Ashler pattern, textured block walls and cor-ten canopy, gates and window details.

Traditional greenbelt trees such as Aleppo Pine are used in the off-leash area and ballfields for shade and definition. The xeriscape garden has desert trees, such as Desert Willow, Palo Verde and Shoestring Acacia.

**KEY ISSUES:**

The park contains two new, lighted multi use sports fields with high containment light fixtures, managed dog activity area, irrigation lake, new parking lot and other park amenities.

**RELATED CASES:**

- The site was zoned Open Space (O-S) District in 1981.
- Case 66-DR-2002 gave development approval to the adjacent Chaparral Water Treatment Plant in Jan 2003.
- Case 2-MP-2002 approved a municipal use master site plan for the Chaparral Park expansion in Dec. 2002.



Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Pathway Connection Plan
- #6-Conceptual Landscape Plan
- #7-Maintenance Building/Restrooms Elevations
- #8-Sportsfield Lighting
- #9-Entry Area and Xeriscape Garden Details
- #10-Site Cross Section and Fencing Detail
- A-Stipulations
- B-Ordinance Requirements

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 27-DR-2003  
**REQUEST:** Approve site plan & elevations for a 2-story office condominium project  
**PROJECT NAME:** Civic Center Office Condos  
**LOCATION:** 3193 N Drinkwater Blvd

**DEVELOPER/OWNER:** Juvenile Diabetes Research Foundation  
**ARCHITECT/DESIGNER:** Archicon Designers Developers  
**ENGINEER:** Brooks Hersey & Associates  
**APPLICANT/COORDINATOR:** Archicon Designers Developers/Vince Dalke  
3707 N 7th St Ste 200  
Phoenix, AZ 85014  
602-222-4266

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has received one call from the neighboring hotel regarding general questions and development standards for the zoning district. There have been no other comments from the public at the time of drafting this report.

**REQUEST:** The applicant seeks approval of site plan, landscape plan, and elevations for a new office condominium building.

**LOCATION & ZONING:** The vacant parcel is located approximately 350 feet east of the corner where Scottsdale Road, Earl Drive, and Drinkwater Boulevard converge. The parcel sits on the south side of Drinkwater Boulevard, specifically 3193 Drinkwater Boulevard, between the two existing hotels. The property is zoned Highway Commercial (C-3) as well as the properties surrounding the site.

**CHARACTERISTICS:** The relatively flat parcel is currently vacant and contains a minimal amount of vegetation on the south side.

**DISCUSSION:** The request is for an approximate 10,000 sq. ft. two-story office condominium building in Downtown Scottsdale. Access to the site comes from a common drive shared with the hotel located to the east of the property. The building is placed at the rear of the property, in accordance with the Conditions, Covenants, and Restrictions, with the parking located between the building and the street. A pedestrian connection, shaded by trees, has been made from the front door of the building to the existing sidewalk found along Drinkwater Boulevard. The zoning ordinance parking requirements have been fulfilled. Carports have been proposed along the east side of the building, Staff has stipulated that the design and color match the office building.

The applicant has proposed a variety of materials and colors on the elevations to help break up the façade of the building. The rooflines have been broken up with a combination of flat parapet roofs and hip roofs composed of slate (Tiger Eye). The building is composed of stucco walls accented with cultured stone on the tower elements and stacked bond CMU block at the base of ground floor windows. A variety of tans and browns have been selected for the building. The main body will be painted tan (Desert Gray), the upper portion of the building a light tan (Palm Beige), and the base of the building a tan/light brown (Brittle Bush). Two shades of brown (Ryans Eye and Mud Pie) have been used as architectural accents and on the trim. All doors and windows are recessed throughout the building and framed with dark bronze aluminum. The applicant has selected a non-reflective bronze window glazing to match the colors of the building.

The applicant proposes to save and relocate the existing trees found on the south side of the parcel. The row of existing trees found on the western property line will be preserved and used for shade along the new sidewalk to the street. Desert Museum trees, Palo Verde trees, and a variety of shrubs and ground cover, will be added to match the existing vegetation in the area.

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- #8-Floor Plans
- #9-Wall Details
- A-Stipulations & Ordinance Requirements
- B-Submittal Requirements